

Ebony Warnecke

M 0452093030

E ebony.warnecke@obrienrealestate.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered for sale									
Address Including suburb and postcode	2/6 York Street Bonbeach VIC 3196								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)									
Single Price	\$469,000		<del>or range</del> <del>betweer</del>			&			
Median sale price									
(*Delete house or unit as ap	plicable)								
Median Price	\$597,500	*Ho	ouse	*Unit	Х	Suburb	Bonbeach		
Period-from	01 Feb 2018	to	31 Jan 20	19	Source		Corelogic		

#### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

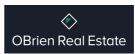
Address of comparable property	Price	Date of sale
3/23 York Street Bonbeach VIC 3196	\$460,000	20-Dec-18
1/23 Broadway Bonbeach VIC 3196	\$485,000	07-Dec-18
1/14 Golden Avenue Bonbeach VIC 3196	\$470,000	17-Nov-18

#### **OR**

В\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Ebony Warnecke

M 0452093030

E ebony.warnecke@obrienrealestate.com.au



3/23 York Street Bonbeach VIC

 $\Box$ 1

Sold Price

\$460,000

Sold Date 20-Dec-18

3196

Distance

0.19km



1/23 Broadway Bonbeach VIC 3196 Sold Price

\$485,000

Sold Date 07-Dec-18

**2** 

**□** 2

\$ 1

Distance 0.36km



1/14 Golden Avenue Bonbeach VIC Sold Price 3196

\$470,000

Sold Date 17-Nov-18

二 2

₽ 1 □ 1 Distance

0.42km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.